

Return to:

Terrell C. Madigan
McFarlain, Wiley, Cassedy &
Jones, P.A.
215 South Monroe St., Suite 600
Tallahassee, Florida 32301

(This instrument was prepared
without a title examination or
new survey)

Property Appraisers Parcel
Identification (Folio) Number(s):

GRANTEES S.S. # 352-56-2397
361-56-9872

R20000072051
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BOOK: R2420 PAGE: 01404
OCT 03 2000 04:51 PM
DAVE LANG. CLERK OF COURTS



BK: R2420 PG: 01404

Documentary Tax Pd. \$	70
\$	Intangible Tax Pd.
Dave Lang, Leon County	
by	Property Clerk

**SPECIAL WARRANTY DEED
AND ACCEPTANCE OF CONVEYANCE**

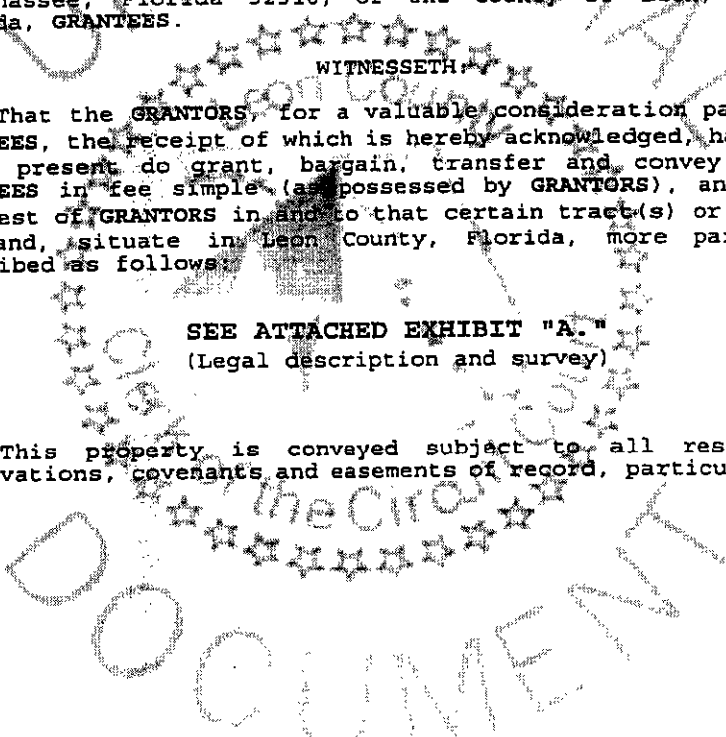
THIS DEED, made this 1 day of September, 2000, by and between Carl E. Ferrell (Sr.), a married man, W. Fred Lindsey, a married man, and Terrell C. Madigan and Edward F. Koren, as Co-Trustees of the Marital Trust under the Will of John A. Madigan, Jr., GRANTORS, and Robert L. Kasper, a single man, and Joshua D. Kasper, a single man, whose Social Security Numbers are as shown above and whose Post Office address is Post Office Box 20438, Tallahassee, Florida 32316, of the County of Leon, State of Florida, GRANTEES.

WITNESSETH

That the GRANTORS, for a valuable consideration paid by the GRANTEES, the receipt of which is hereby acknowledged, have and by these present do grant, bargain, transfer and convey unto the GRANTEES in fee simple (as possessed by GRANTORS), any and all interest of GRANTORS in and to that certain tract(s) or parcel(s) of land, situate in Leon County, Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "A."
(Legal description and survey)

This property is conveyed subject to all restrictions, reservations, covenants and easements of record, particularly that



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This property is conveyed subject to all reservations, reservations, covenants and easements of record, particularly that certain Declaration of Restrictions and Protective Covenants recorded at Official Records Book 1336, Page 2318 of the Public Records of Leon County, Florida on August 29, 1988 ("Declaration"), the terms of which are reimposed hereby, but limited as set forth hereafter.

The property is further conveyed subject to the following specific limitations, covenants, conditions, restrictions, obligations and easements, which shall bind such property forevermore and run with the land as an obligation thereon to be maintained by all future purchasers thereof:

1. The property is conveyed subject to all current, past and future property taxes, assessments and liens by any governmental entity, whether or not recorded, published, or officially made, including, specifically, but not limited to, pending assessments for road construction and maintenance; and

2. No home, building or any structure of any nature other than the presently existing (overflow and water regulation/retention) dam and supporting facilities and equipment, may be placed or constructed upon the property, save and except for a fence designed to prohibit entry upon the property by any person other than those hereafter identified as allowable persons to be on or cross over the property; and the GRANTEES, their heirs, successors and assigns shall at all times be responsible to construct and maintain such fence so as to serve such purpose; and

3. GRANTEES, their heirs, successors, assigns shall maintain the presently existing roadway crossing over and upon the property, at their cost and expense, for their own use and so as to allow those persons hereafter identified to access and cross over the subject property for the purposes hereafter defined, and shall maintain such roadway so as to cause no damage or injury to the dam; and

4. GRANTEES, their heirs, successors, and assigns shall allow and not impede access to the property by those persons (or their agents) currently or hereafter bound by the terms of the above cited Declaration, for the purposes of allowing such persons (or their agents), consistent with the obligations of the Declaration, to maintain and preserve the present dam structure and supporting facilities and equipment, or rebuild same if necessary, forevermore hereafter, for the purposes of regulating the water levels of Lake Cam, and for the protection of surrounding properties from overflow or damage which could result from the waters of Lake Cam as now regulated by the dam; and

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Attachment # 4
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5. The subject property may not be subdivided by the GRANTEES, their heirs, successors, or assigns, nor may it be sold, transferred or conveyed to any other person or entity unless in conjunction with and as part of a transfer of either of the GRANTEES' immediately adjoining properties; such immediately adjoining properties being the same as and described in that certain Warranty Deed conveying property to Robert Kasper under date of January 27, 1998, recorded in the Public Records of Leon County, Florida, in Official Records Book R2091, Page 00324 and that certain Warranty Deed conveying property to Joshua D. Kasper under date of June 15, 1997, recorded in the Public Records of Leon County, Florida, in Official Records Book 2030, Page 1644; and any such transfers shall be specifically subject to the terms of this instrument; and

6. Nothing herein shall be interpreted so as to affect or diminish the rights of those persons subject to the afore referenced Declaration, save and except that the GRANTEES (their heirs, successors, and assigns) shall hereafter be responsible for all costs, taxes, assessments, etc., pertaining to the property herein conveyed, except for those costs and expenses pertaining directly to the maintenance and upkeep of the dam and supporting facilities and equipment (and not caused by GRANTEES' use of the road or other actions), which shall be borne as provided for in the afore cited Declaration of Restrictive Covenants.

By their signatures hereafter, the GRANTEES identified herein do so accept the described property subject to all of the foregoing binding conditions, limitations, restrictions, covenants, easements and obligations; such acceptance being deemed and in fact being, the sole consideration given by the GRANTEES herein to the GRANTORS, in exchange for this conveyance.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered
in our presence:

Printed Name: David W. Richard

Susan Tabor
Printed Name: Susan Tabor

Carl E. Ferrell Sr.
Carl E. Ferrell (Sr.), one of
the herein described GRANTORS

Special Warranty Deed and
Acceptance of Conveyance
Ferrell, Lindsay, Madigan,
to Kasper

DOCUMENT

STATE OF FLORIDA
COUNTY OF Leon

R20000072051
RECORDED IN
PUBLIC RECORDS LEON CH7Y FL
BOOK: R2420 PAGE: 01407
OCT 03 2000 04:51 PM
DAVE LANG, CLERK OF COURTS

BK: R2420 PG: 01407

The foregoing instrument was acknowledged before me this 21st day of September, 2000, by Carl E. Ferrell (Sr.), one of the herein described GRANTORS, who is personally known to me or has produced his Florida Drivers' License, No. and who did (did not) take an oath: Personally known to me

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of September, 2000.

Muriene L. Hall
Printed Name Muriene L. Hall
Notary Public, State of Florida
at Large
My commission expires:



MURIENE L. HALL
Comm. No. CC 632819
My Comm. Exp. Apr. 14, 2001
Bonded thru Fidelity Ins. Agcy.

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Document # 4
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Signed, sealed and delivered
in our presence:

Angela S. Wiggins
Printed Name: Angela S. Wiggins

Bill Bryant
Printed Name: Bill Bryant

W. Fred Lindsey
W. Fred Lindsey, one of the
herein described GRANTORS

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this
21 day of September, 2000, by W. Fred Lindsey, one of the
herein described GRANTORS, who is personally known to me or has
produced his Florida Drivers' License, No. _____
_____ and who did (did not) take
an oath.

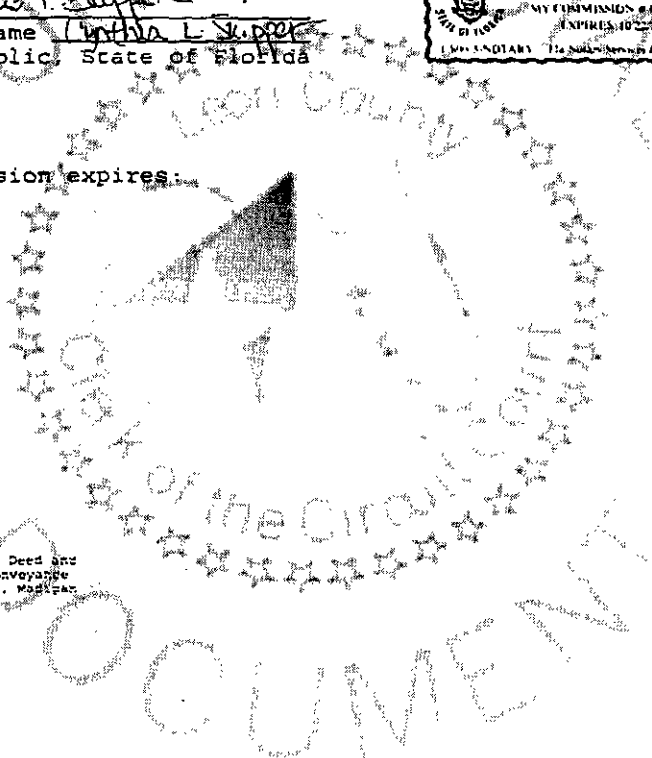
WITNESS my hand and official seal in the County and State
last aforesaid this 21 day of September, 2000.

Cynthia L. Skipper
Printed Name Cynthia L. Skipper
Notary Public, State of Florida
at Large



My commission expires:

Special Warranty Deed and
Acceptance of Conveyance
Ferrell, Lindsey, Modjeski
to Kasper



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BK: R2420 PG: 01409

Signed, sealed and delivered
in our presence:

Shane A. Hart

Edward F. Koren

Printed Name: Shane A. Hart

Edward F. Koren, as
Co-Trustee of the Marital
Trust under the Will of John
A. Madigan, Jr., one of the
herein described GRANTORS

Printed Name: Alleen M. Perlman

STATE OF FLORIDA
COUNTY OF Millsborough

The foregoing instrument was acknowledged before me this
20 day of September, 2000, by Edward F. Koren, as Co-Trustee of the Marital
Trust under the Will of John A. Madigan, Jr., one of the herein described
GRANTORS, who is personally known to me or has produced his Florida Drivers'
License, No. N/A and who did (did not) take an
oath.

WITNESS my hand and official seal in the County and State last
aforesaid this 20 day of September, 2000.

Alleen M. Perlman

Printed Name
Notary Public, State of Florida
at Large



Alleen M. Perlman
MY COMMISSION # CC569488 EXPIRES
OCTOBER 22, 2000
BONDED THRU TRISTAR INSURANCE, INC.

My commission expires:

Special Warranty Deed and
Acceptance of Conveyance
Ferrell, Lindsay, Madigan
to Kasper

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BK: R2420 PG: 01410

Signed, sealed and delivered
in our presence:

Terrell C. Madigan
Printed Name: Terrell C. Madigan

Terrell C. Madigan
Printed Name: Terrell C. Madigan

Terrell C. Madigan
Terrell C. Madigan, as
Co-Trustee of the Marital
Trust under the Will of John
A. Madigan, Jr., one of the
herein described GRANTORS

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this
7 day of September, 2000, by Terrell C. Madigan, as Co-
Trustee of the Marital Trust under the Will of John A. Madigan,
Jr., one of the herein described GRANTORS who is personally known
to me or has produced his Florida Drivers' License, No. _____
and who did
(did not) take an oath.

WITNESS my hand and official seal in the County and State
last aforesaid this 7 day of September, 2000.

Printed Name ARY D. KELLY
Notary Public, State of Florida
at Large

My commission expires:



Special Warranty Deed and
Acceptance of Conveyance
Terrell, Lindsay, Madigan
to Kasper

R20000372051
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DAVE LANG, CLERK OF COURTS



BK: R2420 PG: 01412

Attorney # 4
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Signed, sealed and delivered
in our presence:

Printed Name: JOSHUA D. KASPER

Joshua D. Kasper, one of the
GRANTEES as identified and
described in the foregoing

Printed Name: JOSHUA D. KASPER

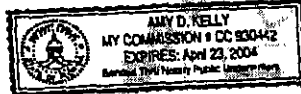
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this
day of September, 2000, by Joshua D. Kasper, one of the
herein described GRANTEES, who is personally known to me or has
produced his Florida Drivers' License, No. 1E-144-111-0
and who did (did not) take
an oath.

WITNESS my hand and official seal in the County and State
last aforesaid this day of September, 2000.

Printed Name
Notary Public, State of Florida
at Large

My commission expires:



This Instrument was Prepared by:

Terrell C. Madigan, Attorney
McFarlain, Wiley, Cassidy & Jones, P.A.
215 S. Monroe Street, Suite 600
Tallahassee, FL 32301

Special Warranty Deed and
Acceptance of Conveyance
Terrell C. Madigan, Attorney
to Kasper

PREPARED FOR:
CARL FERRELL

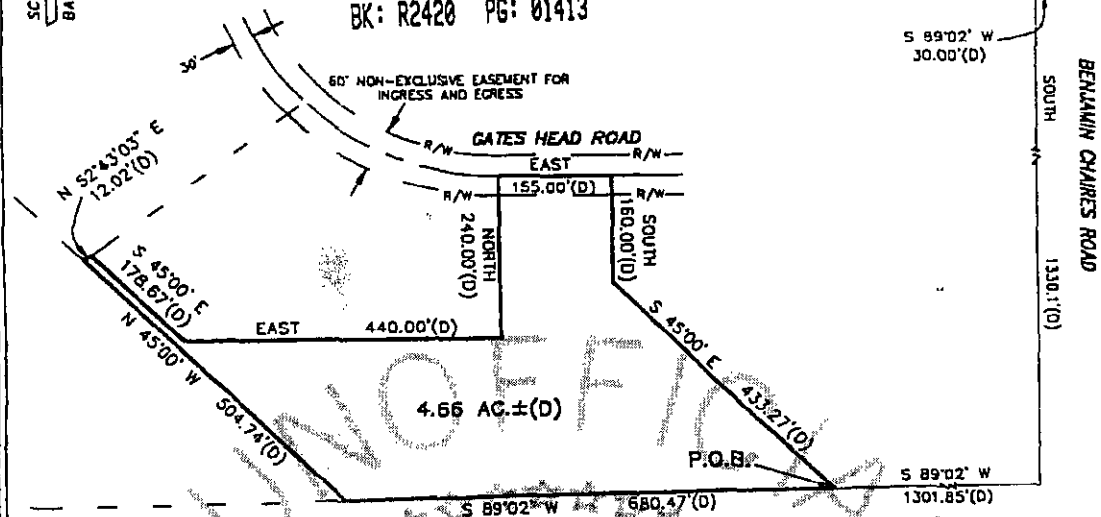
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

R20000072051
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SCALE 1" = 200'
NORTH
BASE



NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY. LEGAL OWNERSHIP NOT DETERMINED.

NOTE: DESCRIPTION IS BY METES AND BOUNDS. SEE ATTACHED PAGE 2 OF 2

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting the property in the subject property. It is possible there are funds of record, unrecorded funds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION SHOWN ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PROOF AREA DETERMINATIONS BY THIS FIRM.

LEGEND: (GENERAL)
FM - FOUND CONCRETE MONUMENT (4" DIA.)
FIR - FOUND IRON ROD
FIP - FOUND IRON PIPE
FNC - FOUND NAIL & CAP
SN/C - SET NAIL & CAP #8/3008
SCM - SET 3/8" IRON ROD WITH CAP #8/3008
PRM - PERMANENT REFERENCE MONUMENT
(P) - PLAT DISTANCE AND/OR BEARING
(S) - SURVEY DISTANCE AND/OR BEARING
(Q) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)
N - NORTH
S - SOUTH
E - EAST
W - WEST
S - SECONDS
R - RADIUS OR RANGE
A - ANGLE (CENTRAL ANGLE)
L - CURVE LENGTH
C - CHORD BEARING (CURVE)
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT OF WAY

LEGEND: (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
" = FEET

NOTE: LOCUS DISTANCES REPORTED
ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA

This property lies in zone "A&X" as determined by the Flood Insurance Rate Maps for LEON County, FL. of Map Number 12073C0350 D
Dated: 11/19/97

LAND SURVEYING
LB #5509
Tallahassee, Florida 32311

GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway

CIVIL ENGINEERING
EB #5509
Phone: (850)-877-0541

DESCRIPTION: SKETCH OF DESCRIPTION
HIGH HADEN (UNRECORDED)

FOUNDATION ADDED: BY
FINAL ADDITIONS: BY
DRAWN BY: C.H.

SECTION 27, TOWNSHIP 1-NORTH, RANGE 2-EAST, LEON COUNTY, FL.
RECORDED IN BOOK PAGE
DATE OF SKETCH 8/23/00
FIELD BOOK PAGE
SCALE 1" = 200'
JOB No. 91-173
FILE NAME: 91173-A.DWG

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen
GARY G. ALLEN, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4016

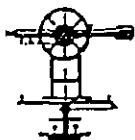
8/23/00
DATE:

PAGE 1 OF 2

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND WATERPROOF THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

EXHIBIT

A



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DAVE LANG, CLERK OF COURTS

GARY ALLEN, P.L.S., President
MARK HENDERSON, P.L.S., Secretary

GARY GEE ALLEN
REGISTERED LAND SURVEYOR, INC.



4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA 32311

BK: R2420 PG: 01414

PHONE: 877-0541

LEGAL DESCRIPTION - 4.66 ACRES

COMMENCE AT A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF BUCK LAKE ROAD AND THE EAST LINE OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH ALONG THE SECTION LINE 20.00 FEET TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 EAST, THENCE RUN SOUTH ALONG THE SECTION LINE AND ALONG THE CENTER LINE OF BENJAMIN CHAIRES ROAD, 60.00 FEET, THENCE RUN SOUTH 89 DEGREES 02 MINUTES WEST 30.00 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF SAID BENJAMIN CHAIRES ROAD, THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BENJAMIN CHAIRES ROAD, 1330.10 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 89 DEGREES 02 MINUTES WEST 1301.85 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 02 MINUTES WEST 680.47 FEET, THENCE NORTH 45 DEGREES 00 MINUTES WEST 504.74 FEET, THENCE NORTH 52 DEGREES 43 MINUTES 03 SECONDS EAST 12.02 FEET, THENCE SOUTH 45 DEGREES 00 MINUTES EAST 178.67 FEET, THENCE EAST 440.00 FEET, THENCE NORTH 240.00 FEET TO A POINT LYING IN THE CENTERLINE OF A 60 FOOT ROADWAY (GATES HEAD ROAD), THENCE EAST ALONG THE CENTERLINE OF SAID ROADWAY 155.00 FEET, THENCE SOUTH 160.00 FEET, THENCE SOUTH 45 DEGREES 00 MINUTES EAST 433.27 FEET TO THE POINT OF BEGINNING; CONTAINING 4.66 ACRES MORE OR LESS.

THE NORTHERLY 30.00 FEET OF SAID PARCEL BEING SUBJECT TO A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

A recent survey has not been performed by Gary Allen Land Surveying, Inc. to verify the accuracy of this description and there has been no onsite inspection to determine if the foregoing described property has any improvements or encroachments.

Gary G. Allen 8/23/00
Gary G. Allen
Prof. Land Surveyor
FL Cert. No. 4016

Job No. 91-173
Page 2 of 2.

